

**BILL NO. 2248**

**ORDINANCE NO. 2248**

**AN ORDINANCE AUTHORIZING THE VACATION OF THE CITY OF LADUE,  
MISSOURI'S INTEREST IN A PUBLIC UTILITY EASEMENT ON 805 SOUTH PRICE  
ROAD IN THE CITY OF LADUE.**

**WHEREAS**, the City of Ladue received a request from John Burroughs School, the property owners at 805 South Price Road, to vacate a public utility easement in the favor of the City for public utilities and drainage on the property at 805 South Price Road as more fully described in Exhibit A (the "Easement"); and

**WHEREAS**, the Easement includes a 10 foot wide and 15 foot wide section that was created as part of a residential subdivision platted as the Laughing Lake Subdivision in 1950 (Plat Book 47, Page 60); and

**WHEREAS**, the Laughing Lake Subdivision has since been consolidated into the John Burroughs School campus; and

**WHEREAS**, the City has received copies of recorded documents confirming that the following utilities have vacated the Easement and have no further use for the Easement: Laclede Gas, Charter Communications, Union Electric (d/b/a Ameren Missouri), Southwestern Bell Telephone (d/b/a AT&T Missouri), and Metropolitan St. Louis Sewer District; and

**WHEREAS**, the Missouri American Water Company has stated in writing to the City that they were never granted rights to this Easement and they have no water main installed in this Easement and, therefore, have no objection to the vacation of the Easement; and

**WHEREAS**, the City has determined that no public utility lines are located in the portion of the existing Easement to be vacated; and

**WHEREAS**, the City has posted a public notice regarding this Easement vacation and sent notice to all property owners within 185 feet of this property; and

**WHEREAS**, the City did not receive any objections to this Easement vacation; and

**WHEREAS**, the City has followed all applicable laws and ordinances in reviewing and approving this vacation and ordinance; and

**WHEREAS**, this bill has been made available for public inspection prior to its consideration by the City Council and read by title two times in open meeting prior to its passage; and

**WHEREAS**, after review of the application and the staff comments, the City Council finds that the property owner directly affected by the Easement has petitioned for vacation of the Easement and that the City no longer has need of the Easement and, therefore, desires to vacate the utility Easement as indicated on the Easement exhibit.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LADUE,  
ST. LOUIS COUNTY MISSOURI, AS FOLLOWS:**

**Section 1.** The City Council of the City of Ladue hereby determines that the City of Ladue's interests in the Easement, which is shown as cross-hatched on Sheet 2 of the attached Exhibit A (which easement was created pursuant to dedication in Plat Book 47, Page 60), and which is located on the John Burroughs Campus property with an address of 805 Price Road, is no longer needed and that the City of Ladue's interest therein is hereby vacated, released, abandoned, and extinguished.

**Section 2.** The petitioner shall cause a copy of this ordinance and vacation exhibit to be recorded in the office of the Recorder of Deeds of St. Louis County, Missouri and provide evidence of such recording to the City Clerk of the City of Ladue.

**Section 3.** The City Council further grants the City Clerk, City Planner, and City Attorney such further authority to sign the vacation plat or otherwise to carry out the intent of this ordinance.

**Section 4.** This ordinance shall be in full force and effect on and after its adoption and approval by the Mayor.

**PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2020.**

\_\_\_\_\_  
President, City Council

**ADOPTED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2020.**

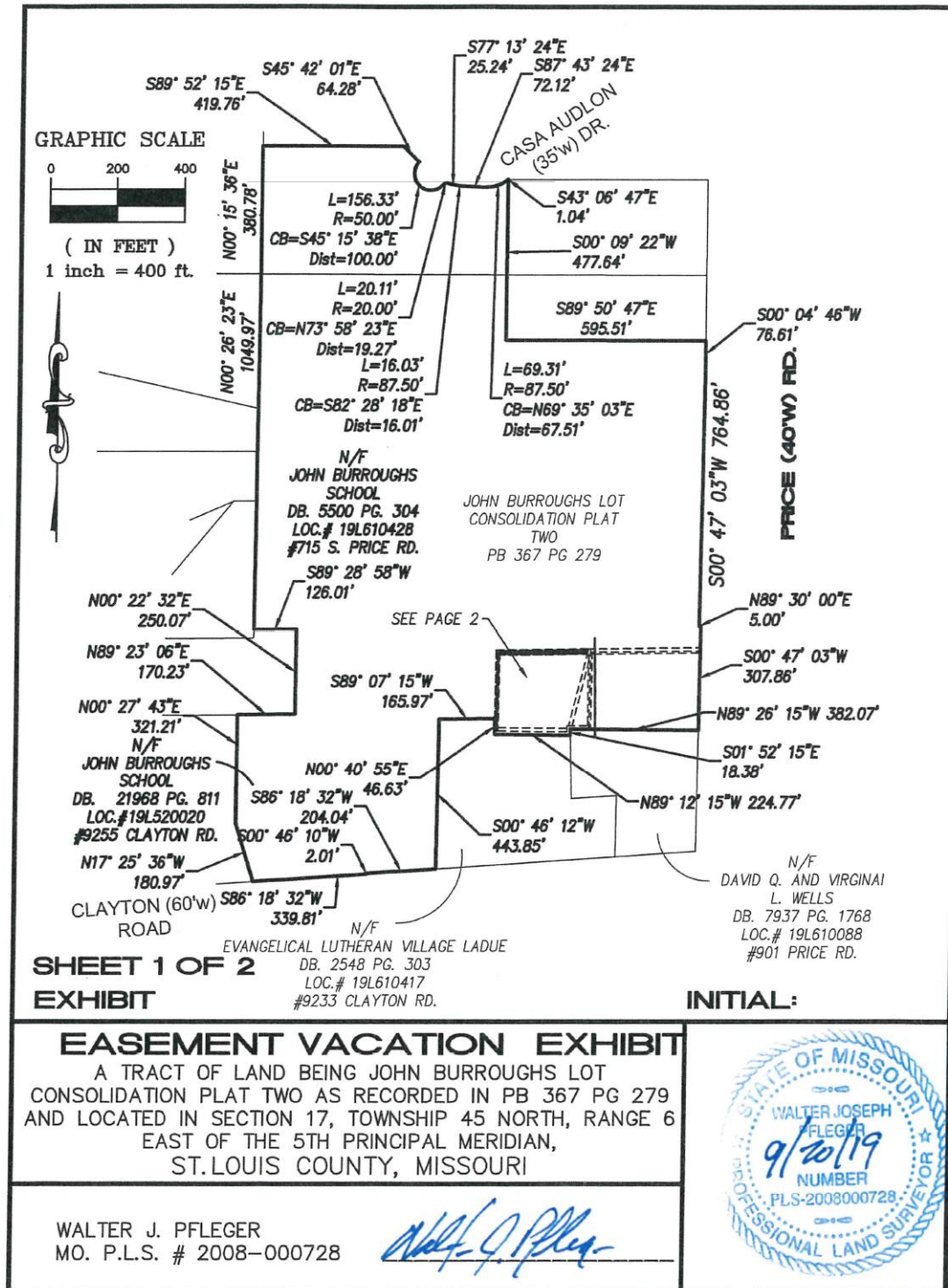
\_\_\_\_\_  
Nancy Spewak, Mayor

**ATTEST:**

\_\_\_\_\_  
Laura Rider, City Clerk

# Exhibit A

MSD NAME: JBS NATATORIUM IMPROVEMENT PLANS  
P# 19MSD-00183



DATE 5-16-2019

6285 MSD VAC.DWG

GRAPHIC SCALE  
0 25 50  
( IN FEET )  
1 inch = 50 ft.

S89° 20' 35"W 273.37'  
15'w UTILITY EASEMENT PB. 47 PG. 60  
HEREBY VACATED  
N89° 20' 35"E 259.75'  
10'w EASEMENTS PB. 47 PG. 60  
HEREBY VACATED  
N14° 09' 01"E 15.52'  
10'w SEWER EASEMENT DB. 17265 PG. 752  
5'w EASEMENTS PB. 47 PG. 60  
S00° 40' 55"W 238.53'  
N00° 40' 55"E 223.78'  
S00° 40' 55"W 46.63'  
S89° 11' 35"E 10.00'  
10'w SEWER EASEMENT  
DB. 17265 PG. 752  
S89° 12' 15"E 224.77'  
10.04'  
N01° 52' 15"W  
18.38'  
S89° 26' 15"E  
382.07'

SEE PAGE 3

SHEET 2 OF 2  
EXHIBIT

INITIAL:

**EASEMENT VACATION EXHIBIT**  
A TRACT OF LAND BEING JOHN BURROUGHS LOT  
CONSOLIDATION PLAT TWO AS RECORDED IN PB 367 PG 279  
AND LOCATED IN SECTION 17, TOWNSHIP 45 NORTH, RANGE 6  
EAST OF THE 5TH PRINCIPAL MERIDIAN,  
ST. LOUIS COUNTY, MISSOURI

WALTER J. PFLEGER  
MO. P.L.S. # 2008-000728

WALTER JOSEPH  
PFLEGER  
9/20/19  
NUMBER  
PLS-2008000728  
PROFESSIONAL LAND SURVEYOR

6285 MSD VAC.DWG